122.0	0004	0015.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,000 / 847,000
					USE VALUE:	847,000 / 847,000
					ASSESSED:	847,000 / 847,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		CHAPMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLER BEVERLY ANN/KENNETH/TRS
Owner 2:	MILLER FAMILY TRUST
Owner 3:	
Street 1:	2 CHAPMAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MILLER BEVERLY ANN/ -
Owner 2:	-
Street 1:	2 CHAPMAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,292 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1963, having primarily Wood Shingle Exterior and 2295 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6292.000	326,500		520,500	847,000
Total Card	0.144	326,500		520,500	847,000
Total Parcel	0.144	326,500		520,500	847,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.03 | /Parcel: 369.0

Legal Description

User Acct 78908

GIS Ref

GIS Ref

Insp Date 11/17/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 122.0-0004-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	326,400	0	6,292.	520,500	846,900	846,900	Year End Roll	12/18/2019
2019	104	FV	281,900	0	6,292.	549,400	831,300	831,300	Year End Roll	1/3/2019
2018	104	FV	281,900	0	6,292.	404,800	686,700	686,700	Year End Roll	12/20/2017
2017	104	FV	281,900	0	6,292.	387,500	669,400	669,400	Year End Roll	1/3/2017
2016	104	FV	281,900	0	6,292.	358,600	640,500	640,500	Year End	1/4/2016
2015	104	FV	283,500	0	6,292.	300,700	584,200	584,200	Year End Roll	12/11/2014
2014	104	FV	283,500	0	6,292.	293,800	577,300	577,300	Year End Roll	12/16/2013
2013	104	FV	283,500	0	6,292.	279,900	563,400	563,400		12/13/2012

!9527!

PRINT

Date	Time
12/10/20	23:59:30

LAST REV

Date	Time
09/13/19	10:41:47

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9527

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER BEVERLY	32499-194		2/24/2001	Family	10	No	No		
MILLER BEVERLY	32499-194		1/24/2001	Family	10	No	No		
	16312-470		7/1/1985		1	No	No		N

USER DEFINED

Prior Id # 1:	78908
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2019	447	Re-Roof	11,695	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2008	Meas/Inspect	163	PATRIOT
12/9/1999	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6292		Sq. Ft.	Site		0	90.	0.92	10			Access	-5					520,487						520,500	

Total AC/HA: 0.14444 | Total SF/SM: 6292 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 520,487 | Spl Credit | Total: 520,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01504993
Adj $ / SQ:	130.180
Other Features:	127250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401062
Depreciation:	74597
Depreciated Total:	326464

COMMENTS

SCUTTLE HOLE APT BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	4	1	
Totals			
2	8	3	

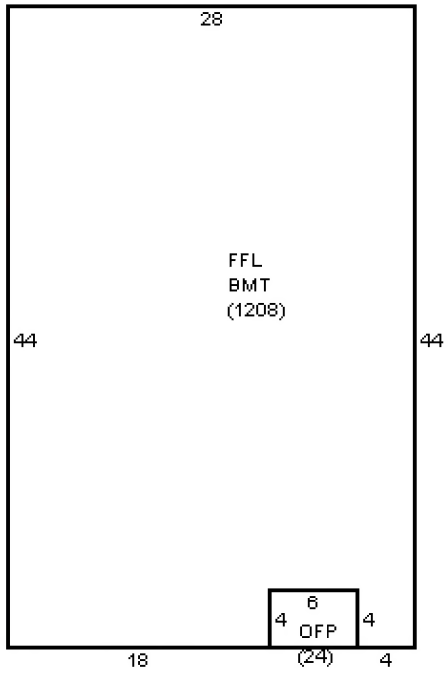
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.20
Special Features:	0	Val/Su Net:	133.81
Final Total:	326500	Val/Su SzAd	270.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,208	65.420	79,022
FFL	First Floor	1,208	130.180	157,258
OFP	Open Porch	24	44.660	1,072

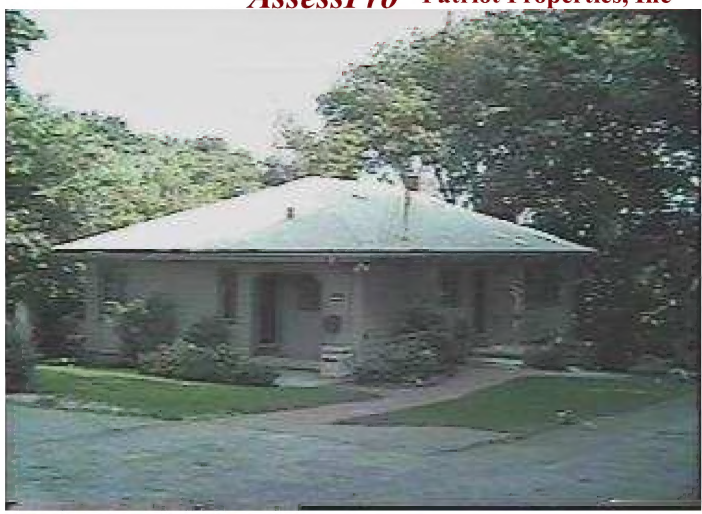
Net Sketched Area:	2,440			Total:	237,352
Size Ad	1208	Gross Are	2440	FinArea	2295

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0004-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	